

Kingscliff, 2/10 Shell Street

Fantastic Opportunity to Live In Now and Add Value Later - DA Approved

All opens are AEDST

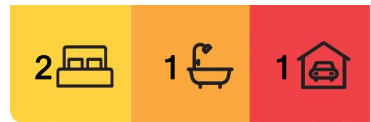
Offers Close: Wednesday 27th November, 2024, unless sold prior.

Welcome to 2/10 Shell Street, Kingscliff! This charming duplex seamlessly combines modern living with a tranquil atmosphere and only 300m to a patrolled beach PLUS DA approval to add more - making it the perfect choice for young families, professionals, renovators, investors, and holidaymakers.

This recently renovated (upstairs) 2-bedroom, 1.5-bathroom duplex offers an open and airy layout, filled with natural light and refreshing ocean breezes. Designer plans and DA approval already secured for additional downstairs living options and a carport, giving you incredible potential to enhance and personalize this space and create increased living



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale

Offers Close: 27th November, unless sold prior

View

Sat 16th Nov @ 10:00AM - 10:30AM

Contact

Amy Sanderson

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LJ Hooker Kingscliff
(02) 6674 1000

options. There is even room for a pool (STCA) Live upstairs comfortably while renovating downstairs.

Spacious Layout: Open plan kitchen, leading onto the dining/living area. Enjoy the open-air flow, plus air conditioning and ceiling fans. The bedrooms are equipped with built-in robes, ensuring plenty of storage too.

Inviting Atmosphere: Fresh paint, a modernized kitchen and bathroom, and a combination of vinyl planks and carpet create a warm and comfortable environment. Stylishly finished with shutters throughout. The internal laundry and additional toilet add to the convenience.

Storage Solutions: Generous internal storage and further storage areas in the garage provide ample room for all your belongings, making organization a breeze.

Outdoor Oasis: Step outside to a large private entertainers' patio and low-maintenance garden, perfect for family gatherings or a peaceful morning coffee surrounded by nature. The property offers a serene and private setting, ideal for relaxation.

Opportunity Awaits: With DA approval for additional living options and a new carport, this property presents fantastic potential for future enhancements.

Location, Location, Location! Enjoy a short, flat stroll to the beach for swimming, surfing or beachside picnics (only 300m to the nearest patrolled beach). Sports enthusiasts will appreciate the nearby football and soccer fields, located right across the road.

M1 Access: Just a quick 3-minute drive to the M1 North and Southbound.

Nearby Attractions: Only 35 minutes to Byron Bay, 15 minutes to Gold Coast International Airport, and 80 minutes to Brisbane CBD and Airport.

Local Amenities: Close to Kingscliff Shopping Village, featuring a variety of shops, cafes, and restaurants. The new Tweed Valley Hospital is just 2 minutes away, adding to the convenience of this fantastic location.

What We Love!

* **Natural Light & Air Flow:** The design prioritizes light and airflow, creating an inviting atmosphere.

* **Peaceful Neighbourhood:** Enjoy a quiet street in a friendly neighbourhood, filled with an abundance of birdlife.

* **Live now and add later –** who doesn't love a property with 'value add" potential

* **Easy Living:** Everything you need is within walking distance, including the beach, village, sports fields, and public transport.

Don't Miss Out!

This duplex offers not only solid returns and capital growth potential but also invites you to live comfortably and create lasting memories.

Contact us today to arrange an inspection! Call Amy at 0403 851 003 or Erin at 0414 259 605 to take the first step toward your new home!



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Note: Some photos have been digitally styled.

Disclaimer: All information (including but not limited to the property area, floor size, price, photos, address and general property description) is provided as a convenience to you and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.

More About this Property

Property ID	1CDRF69
Property Type	DuplexSemi-detached

Amy Sanderson 0403 851 003

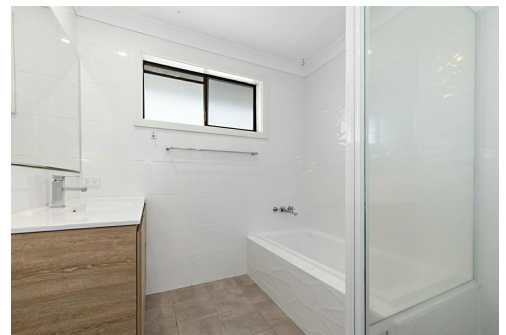
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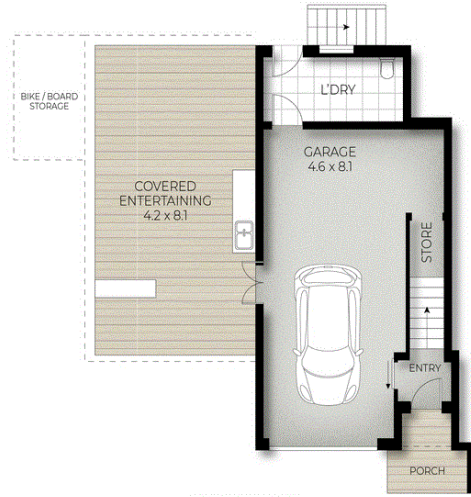
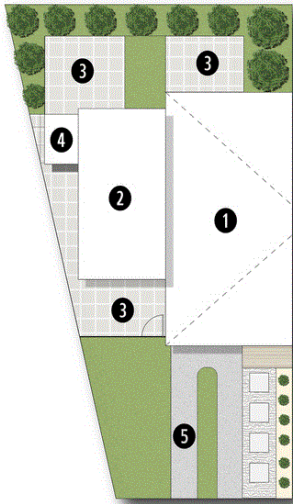
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SITE PLAN LEGEND

- 1. Residence
- 2. Covered Entertaining
- 3. Courtyards
- 4. Storage
- 5. Driveway



GROUND LEVEL



UPPER LEVEL

Plans are indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries

2/10 SHELL STREET, KINGSLIFF

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 Internal: 128 m² | External: 37 m² | Total: 165 m²